



Welcome Aboard

The staff and management of Boathouse/Coral Lagoon Operations would like to welcome you as an owner or lessee of a wet or dry slip at the Boat House and Marina. We strive to continually update and improve our operations to better serve you. Our business and fuel dock hours are 7-days per week from 8:00am – 5:00pm with the first boat launched at 8:30am and the last boat hauled at 4:30pm. We are closed on Christmas Day and Thanksgiving.

For boats stored in the Boathouse we recommend a minimum 8 hour notice for launches by calling 305-481-0653 or stopping by the office during business hours. We will do our best to accommodate your requested time slot recognizing that we can only move one boat at a time. In the event your requested time slot has already been scheduled, we will do our best to get your boat in the water as close to your requested time as possible. Launching is scheduled on a first come first serve basis.

If you expect to return for haul-out the same day as launched, please let a member of the staff know when picking up your boat. Otherwise, please provide 8 hours' notice for haul out by calling the office at 305-481-0563 or stopping by during business hours. Please do not leave boats tied in the courtesy slips, wells, or fuel dock without making prior arrangements with the Dockmaster.

When your boat is hauled, Boathouse/Coral Lagoon staff will flush the motor(s), drain the bilge (by removing the drain plug), and rinse the hull with fresh water prior to placing your boat back into its storage rack.

The Boathouse owns two courtesy slips that are intended for staging, launching and hauling as well as loading and unloading boats. Courtesy slips are available on a first come first serve basis. Prior check in with the Dockmaster is required. Additionally, boats should not purposely be moored in courtesy slips for two or more consecutive nights.

We understand working on your boat can be a difficult task, to better assist you we have put together a list of approved licensed and insured vendors that are available to perform onsite services. Such services range from cleaning of the vessel to almost any form of mechanical work. If you are interested in obtaining a copy of the list, please stop by the office and one will be provided to you.

In order to accommodate everyone's needs, we also allow other licensed and insured vendors to perform work at the site. All vendors need to be registered with the Dockmaster prior to performing work at the site. pre-register at the office in case work on site was necessary. Please have the vendor of your preference contact the office to obtain approval.

Please be advised that due to limitations contained in the site environmental permits some services are not allowed to be performed onsite. Please discuss your service requirements with the Dockmaster prior to making arrangements with a service vendor. For boats stored in the Boathouse please have your service vendor contact the office 24 hours prior to the scheduled service date such that we can place your boat on the appropriate maintenance rack. We will place your boat back in its slip when the vendor notifies us that the service work has been completed.

The Boathouse and Marina currently use the services of a local company to provide holding tank pump out services. If you require pump out services, please notify the office to make arrangements. **Do not under any circumstances empty holding tanks at the Boathouse/Marina docks.**

In an effort to streamline our services we have introduced paperless billing. Using your email address and the credit card we have on file we will provide paperless billing. If you desire paper billing we of course can continue to provide them for a small fee.

Pursuant to the slip lease agreement and Declarations of Condominium for the Boathouse and Marina, Boat owners must provide insurance on each vessel showing current effective dates and liability limits of \$300,000. Boat House/Coral Lagoon Operations must be notified of any policy changes. The following must be listed as additional insured on your policy. The correct entities are:

1. The Boat House Condominium Association Inc., 12399 Overseas Hwy. Marathon, Fl 33050
(for boats stored in the Boathouse dry slips)
2. Boathouse Marina Condominium (for boats moored in the Marina wet slips)
3. Boat House Coral Lagoon Master Association Inc., 12399 Overseas Hwy. Marathon, Fl 33050
4. Boat House/Coral Lagoon Operations, LLC., 12399 Overseas Hwy. Marathon, Fl 33050

If there are any questions, please don't hesitate to stop by the office or give us a call!

Sincerely,

The Boat House/Coral Lagoon Operations Team
(305) 481-0653